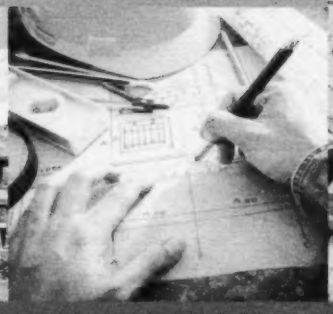
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Regina CMA

Date Released: Fourth Quarter 2016



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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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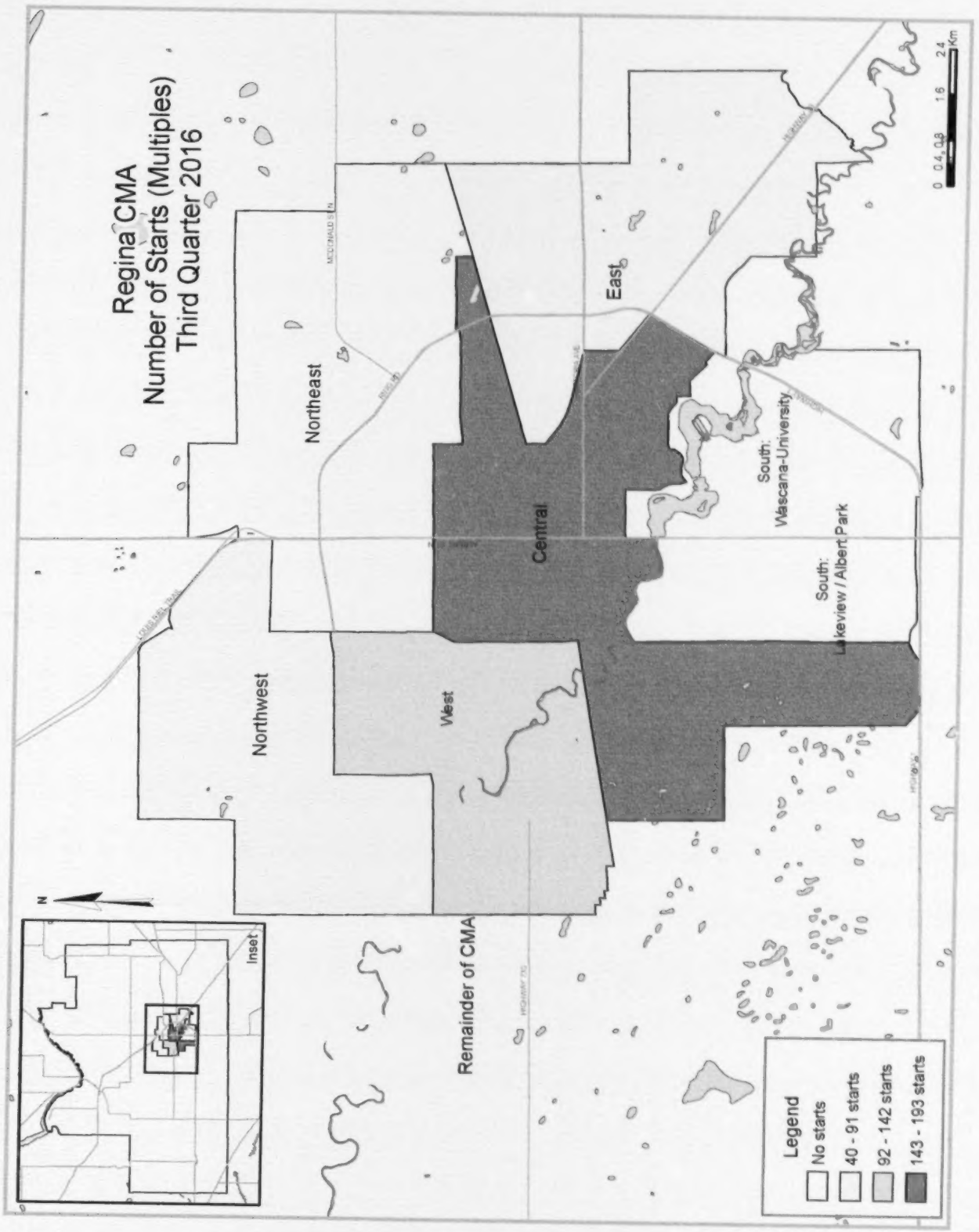
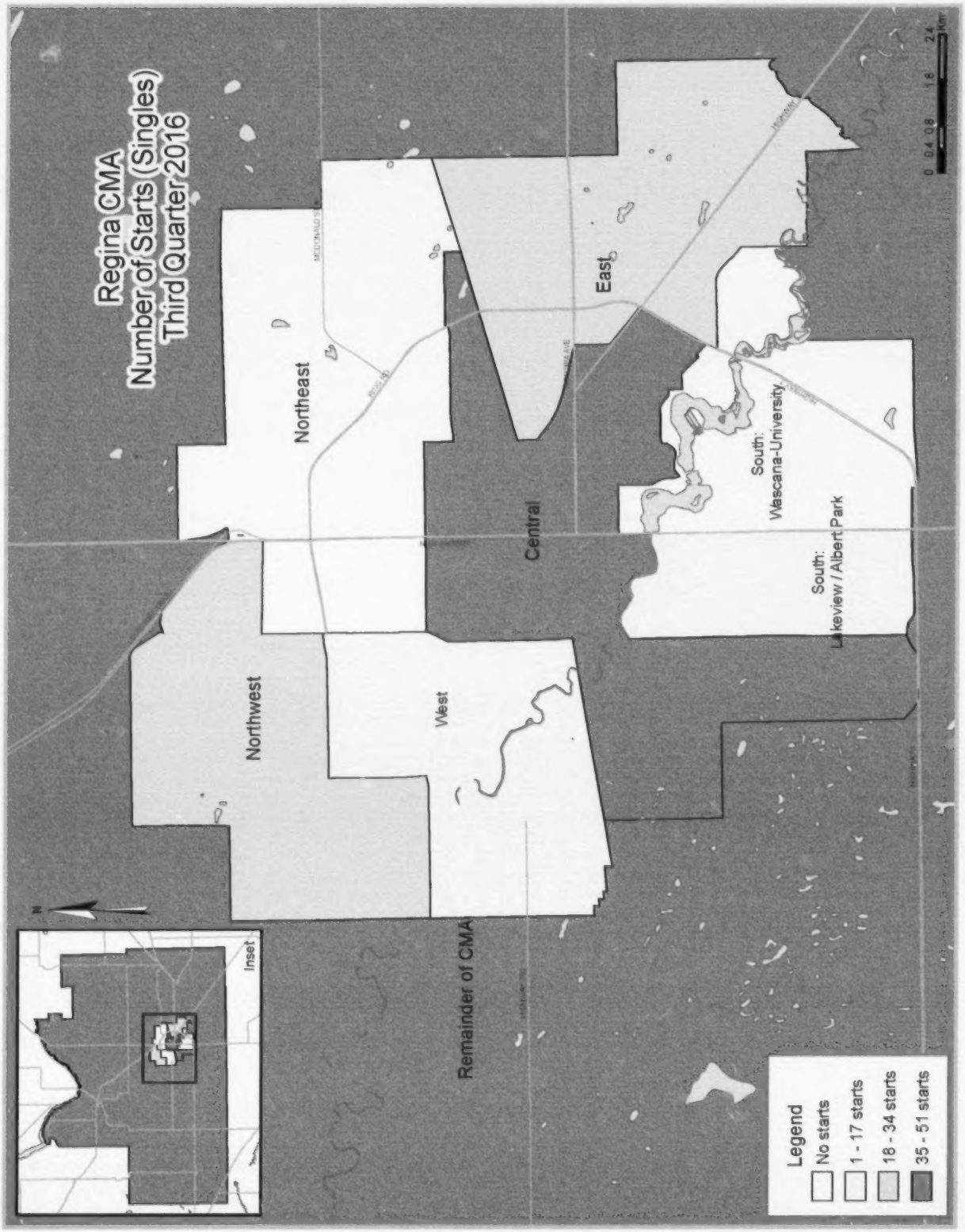
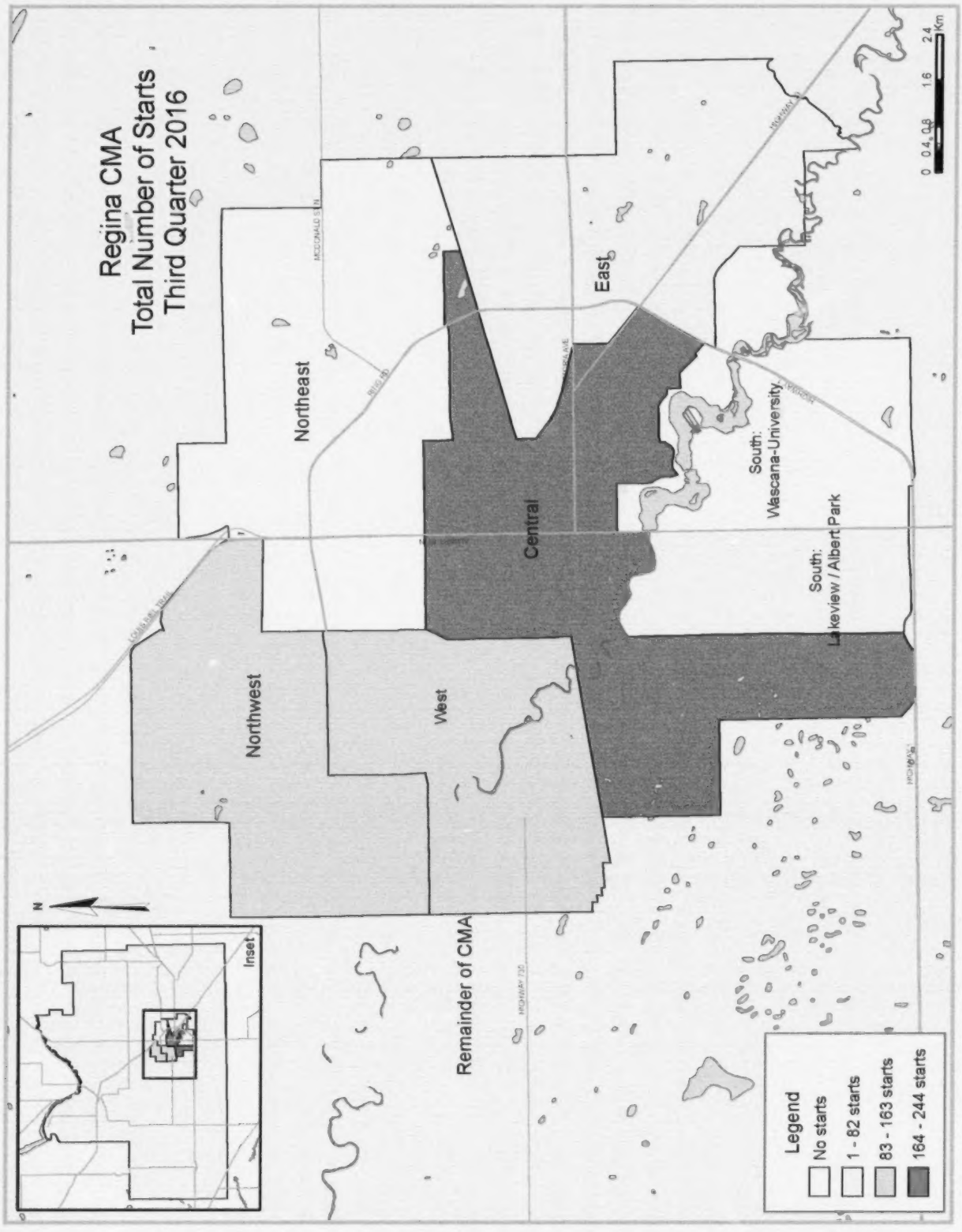
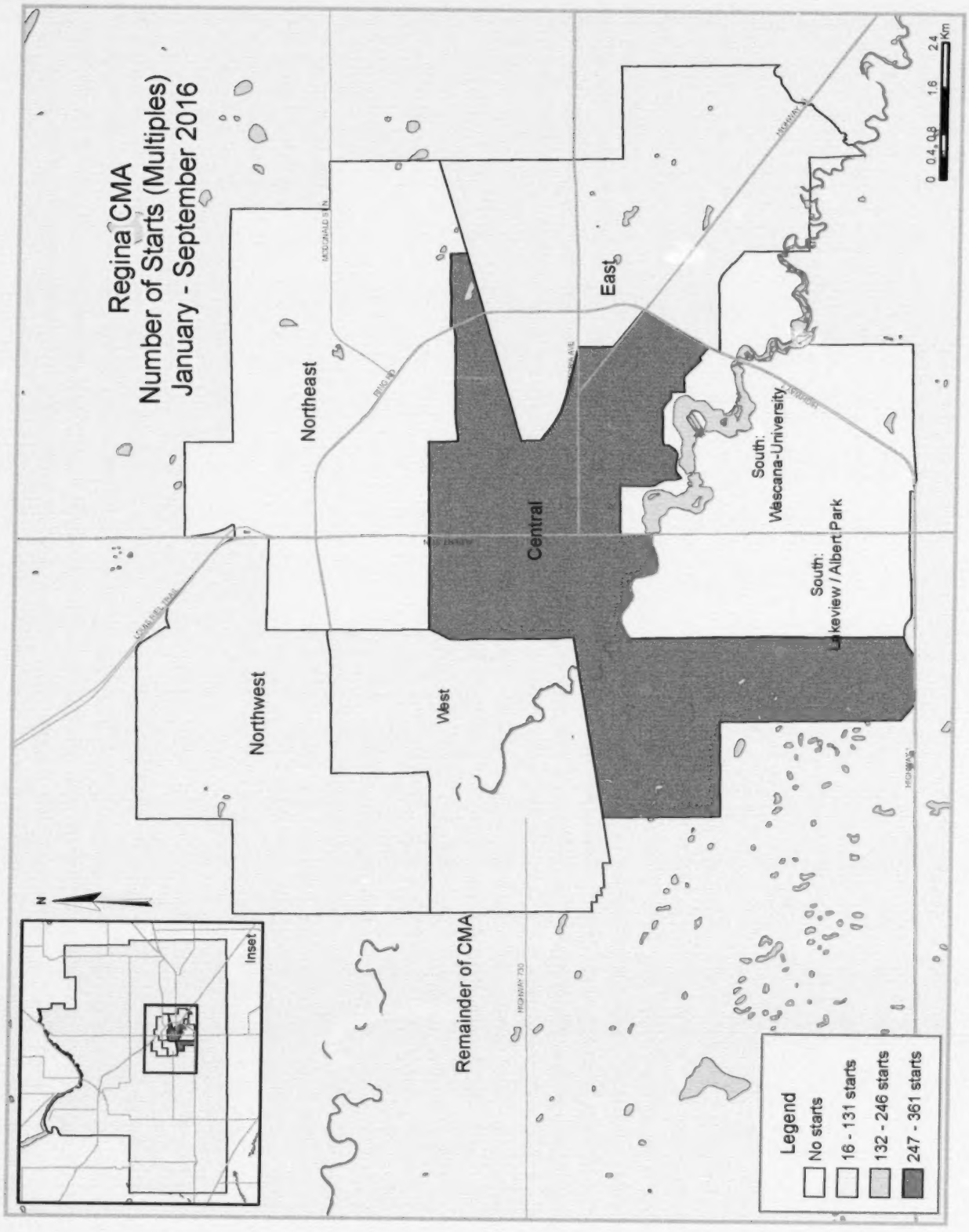
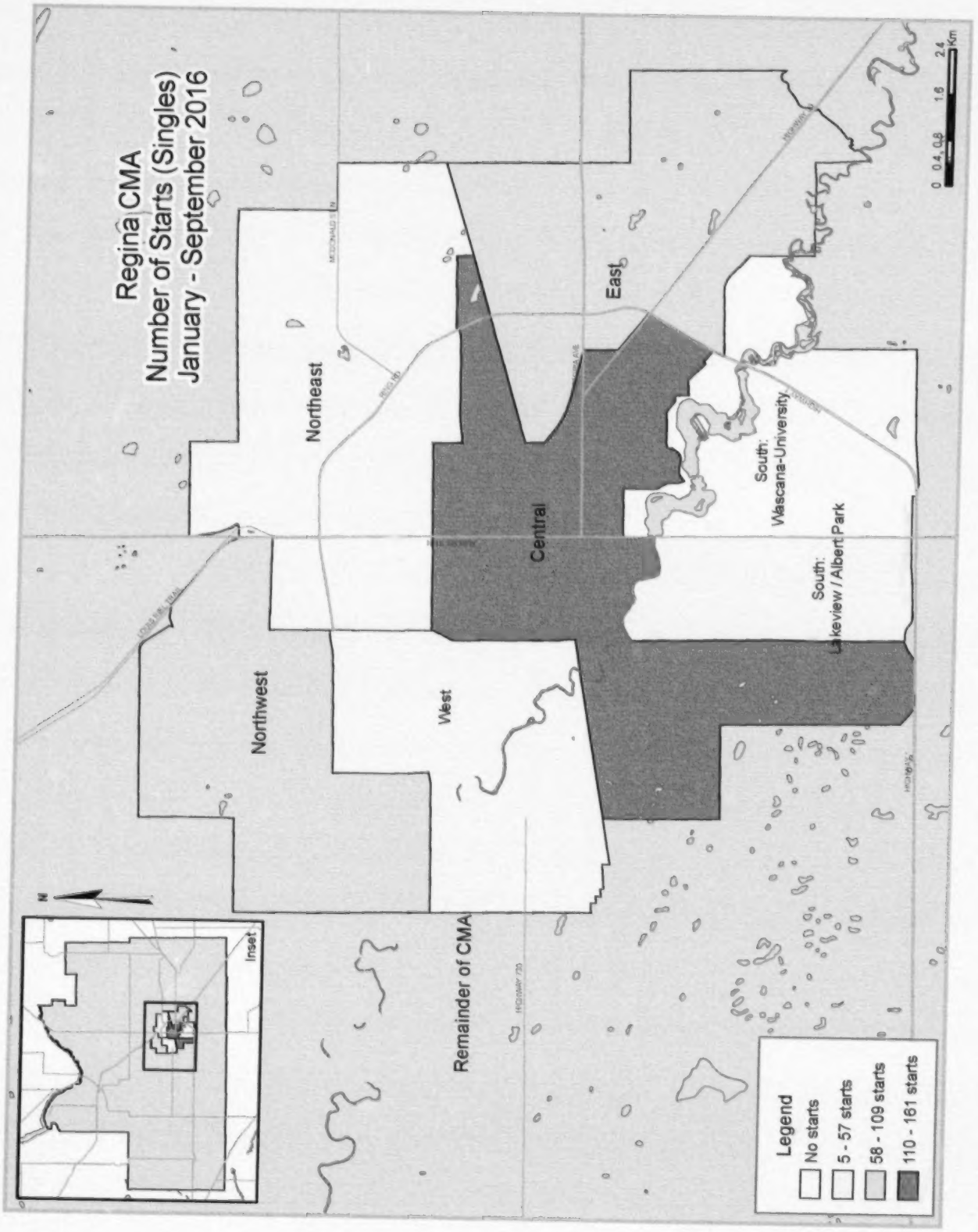
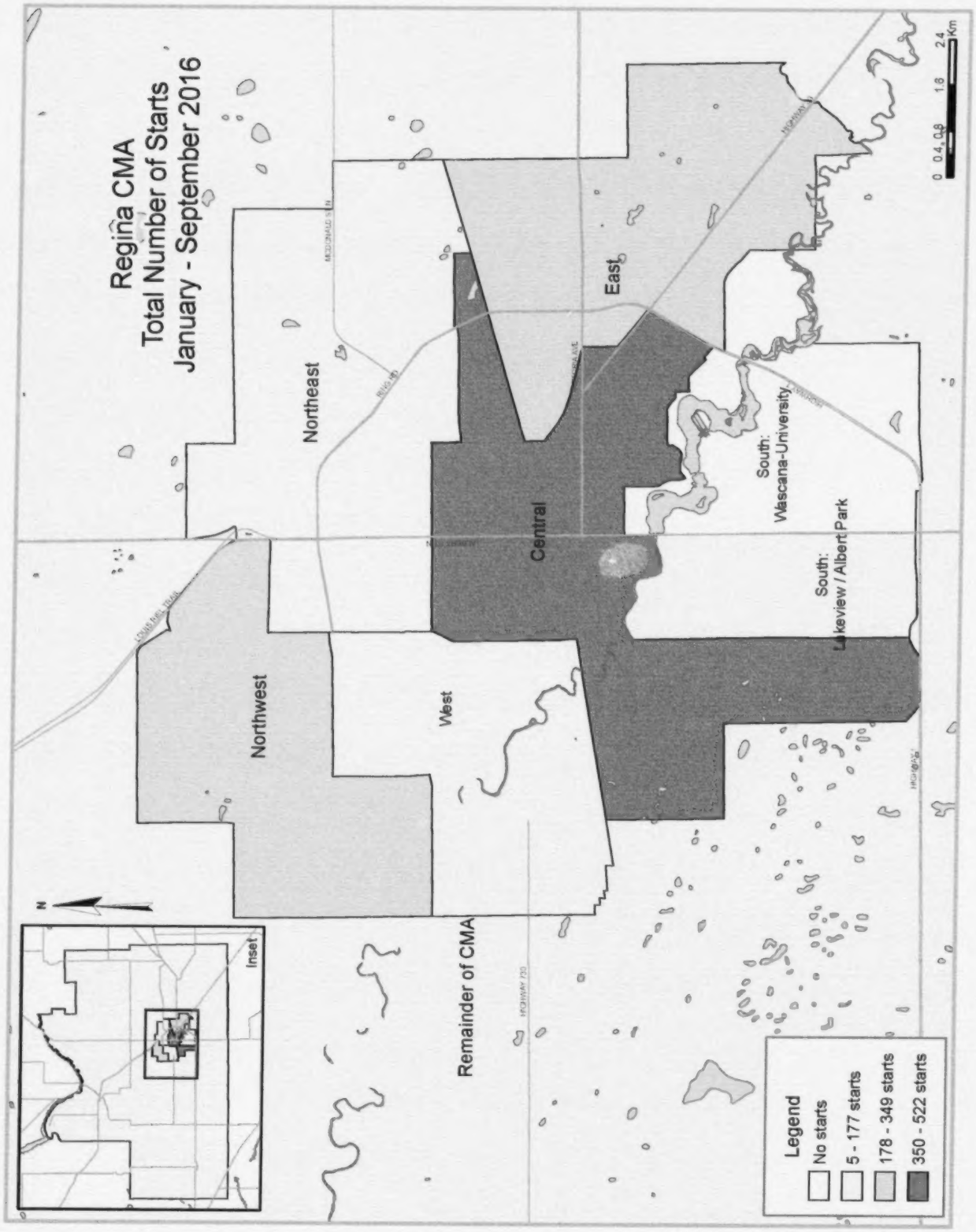

Regina CMA
Number of Starts (Multiples)
Third Quarter 2016
Northwest
Northeast
West
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Remainder of CMA
Inset
N
0 4 8 16 24 Km
Legend
No starts
40 - 91 starts
92 - 142 starts
143 - 193 starts


Regina CMA
Number of Starts (Singles)
Third Quarter 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 04 08 16 24
Km
Legend
No starts
1 - 17 starts
18 - 34 starts
35 - 51 starts


Regina CMA
Total Number of Starts
Third Quarter 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4
Km
Legend
No starts
1 - 82 starts
83 - 163 starts
164 - 244 starts


Regina CMA
Number of Starts (Multiples)
January - September 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
16 - 131 starts
132 - 246 starts
247 - 361 starts


Regina CMA
Number of Starts (Singles)
January - September 2016
Northeast
East
Central
South: Wascana-University
South: Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
5 - 57 starts
58 - 109 starts
110 - 161 starts


Regina CMA
Total Number of Starts
January - September 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
5 - 177 starts
178 - 349 starts
350 - 522 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2016								
Regina CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	707	513	625	569	594	687	654	641
Multiples	1,516	1,084	1,704	2,424	840	768	1,052	1,140
Total	2,223	1,597	2,329	2,993	1,434	1,455	1,706	1,781
	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	666	582	132	163	23.5%	364	480	31.9%
Multiples	624	1,656	283	414	46.3%	866	684	-21.0%
Total	1,290	2,238	415	577	39.0%	1,230	1,164	-5.4%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Regina CMA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	163	28	20	0	66	0	24	276	577
Q3 2015	132	8	4	0	40	75	0	156	415
% Change	23.5	**	**	n/a	65.0	-100.0	n/a	76.9	39.0
Year-to-date 2016	478	96	57	1	105	60	27	340	1,164
Year-to-date 2015	359	48	21	1	97	135	8	561	1,230
% Change	33.1	100.0	171.4	0.0	8.2	-55.6	**	-39.4	-5.4
UNDER CONSTRUCTION									
Q3 2016	481	74	34	1	110	127	29	545	1,401
Q3 2015	594	62	54	1	112	382	7	789	2,001
% Change	-19.0	19.4	-37.0	0.0	-1.8	-66.8	**	-30.9	-30.0
COMPLETIONS									
Q3 2016	165	20	26	0	28	3	7	88	337
Q3 2015	136	32	22	0	29	101	16	96	432
% Change	21.3	-37.5	18.2	n/a	-3.4	-97.0	-56.3	-8.3	-22.0
Year-to-date 2016	469	60	47	1	83	118	19	474	1,271
Year-to-date 2015	471	64	64	2	164	336	42	495	1,638
% Change	-0.4	-6.3	-26.6	-50.0	-49.4	-64.9	-54.8	-4.2	-22.4
COMPLETED & NOT ABSORBED									
Q3 2016	74	20	10	2	45	171	n/a	n/a	322
Q3 2015	101	28	16	2	80	225	n/a	n/a	452
% Change	-26.7	-28.6	-37.5	0.0	-43.8	-24.0	n/a	n/a	-28.8
ABSORBED									
Q3 2016	178	30	25	0	24	72	n/a	n/a	329
Q3 2015	156	26	16	0	35	84	n/a	n/a	317
% Change	14.1	15.4	56.3	n/a	-31.4	-14.3	n/a	n/a	3.8
Year-to-date 2016	532	77	68	1	97	221	n/a	n/a	996
Year-to-date 2015	526	68	48	2	168	302	n/a	n/a	1,114
% Change	1.1	13.2	41.7	-50.0	-42.3	-26.8	n/a	n/a	-10.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q3 2016	51	2	8	0	46	0	24	113	244
Q3 2015	42	0	0	0	14	75	0	150	281
South: Lakeview / Albert Park									
Q3 2016	1	0	0	0	0	0	0	0	1
Q3 2015	3	0	0	0	0	0	0	0	3
South: Wascana-Univerity									
Q3 2016	0	0	0	0	0	0	0	0	0
Q3 2015	1	0	0	0	0	0	0	0	1
East									
Q3 2016	30	20	0	0	20	0	0	0	70
Q3 2015	29	8	4	0	17	0	0	0	58
West									
Q3 2016	4	0	12	0	0	0	0	84	100
Q3 2015	1	0	0	0	0	0	0	0	1
Northeast									
Q3 2016	0	0	0	0	0	0	0	0	0
Q3 2015	1	0	0	0	9	0	0	4	14
Northwest									
Q3 2016	23	6	0	0	0	0	0	79	108
Q3 2015	22	0	0	0	0	0	0	2	24
Remainder of the CMA									
Q3 2016	45	0	0	0	0	0	0	0	45
Q3 2015	30	0	0	0	0	0	0	0	30
Regina CMA									
Q3 2016	163	28	20	0	66	0	24	276	577
Q3 2015	132	8	4	0	40	75	0	156	415

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q3 2016	129	14	22	0	66	121	28	354	734
Q3 2015	180	10	36	0	36	143	4	499	908
South: Lakeview / Albert Park									
Q3 2016	8	0	0	0	0	0	0	0	8
Q3 2015	15	0	0	0	0	0	0	2	17
South: Wascana-Univerity									
Q3 2016	0	0	0	0	0	0	0	0	0
Q3 2015	4	0	0	0	0	0	0	0	4
East									
Q3 2016	83	38	0	1	28	6	0	0	156
Q3 2015	122	28	14	1	45	239	0	169	618
West									
Q3 2016	7	0	12	0	0	0	0	98	117
Q3 2015	2	2	0	0	0	0	2	81	87
Northeast									
Q3 2016	3	0	0	0	0	0	1	8	12
Q3 2015	7	2	0	0	9	0	1	36	55
Northwest									
Q3 2016	55	22	0	0	0	0	0	79	156
Q3 2015	54	14	0	0	0	0	0	2	70
Remainder of the CMA									
Q3 2016	165	0	0	0	16	0	0	0	181
Q3 2015	186	6	0	0	22	0	0	0	214
Regina CMA									
Q3 2016	481	74	34	1	110	127	29	545	1,401
Q3 2015	594	62	54	1	112	382	7	789	2,001

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q3 2016	57	8	9	0	24	3	5	84	190
Q3 2015	55	6	12	0	10	0	13	26	122
South: Lakeview / Albert Park									
Q3 2016	3	0	0	0	0	0	1	0	4
Q3 2015	1	0	0	0	0	0	1	0	2
South: Wascana-Univerity									
Q3 2016	1	0	0	0	0	0	0	0	1
Q3 2015	0	0	0	0	0	0	0	0	0
East									
Q3 2016	31	6	17	0	4	0	0	0	58
Q3 2015	21	16	10	0	11	101	0	64	223
West									
Q3 2016	0	0	0	0	0	0	0	0	0
Q3 2015	0	0	0	0	0	0	0	4	4
Northeast									
Q3 2016	3	0	0	0	0	0	1	0	4
Q3 2015	0	0	0	0	0	0	2	2	4
Northwest									
Q3 2016	32	6	0	0	0	0	0	0	38
Q3 2015	24	10	0	0	8	0	0	0	42
Remainder of the CMA									
Q3 2016	33	0	0	0	0	0	0	0	33
Q3 2015	19	0	0	0	0	0	0	0	19
Regina CMA									
Q3 2016	165	20	26	0	28	3	7	88	337
Q3 2015	136	32	22	0	29	101	16	96	432

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q3 2016	21	5	5	0	16	64	n/a	n/a	111
Q3 2015	40	4	11	0	30	113	n/a	n/a	198
South: Lakeview / Albert Park									
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Q3 2015	1	0	0	0	0	0	n/a	n/a	1
South: Wascana-Univerity									
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
East									
Q3 2016	24	6	5	1	13	97	n/a	n/a	146
Q3 2015	27	12	5	1	12	94	n/a	n/a	151
West									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	4	0	n/a	n/a	4
Northeast									
Q3 2016	4	2	0	0	2	0	n/a	n/a	8
Q3 2015	0	0	0	0	4	0	n/a	n/a	4
Northwest									
Q3 2016	14	7	0	1	14	10	n/a	n/a	46
Q3 2015	16	12	0	1	27	18	n/a	n/a	74
Remainder of the CMA									
Q3 2016	4	0	0	0	0	0	n/a	n/a	4
Q3 2015	8	0	0	0	3	0	n/a	n/a	11
Regina CMA									
Q3 2016	74	20	10	2	45	171	n/a	n/a	322
Q3 2015	101	28	16	2	80	225	n/a	n/a	452

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q3 2016	63	5	11	0	12	47	n/a	n/a	138
Q3 2015	59	7	11	0	13	5	n/a	n/a	95
South: Lakeview / Albert Park									
Q3 2016	4	0	0	0	0	0	n/a	n/a	4
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
South: Wascana-Univerity									
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
East									
Q3 2016	36	20	14	0	7	25	n/a	n/a	102
Q3 2015	34	10	5	0	9	79	n/a	n/a	137
West									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	1	0	n/a	n/a	1
Northeast									
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Northwest									
Q3 2016	32	5	0	0	5	0	n/a	n/a	42
Q3 2015	23	9	0	0	12	0	n/a	n/a	44
Remainder of the CMA									
Q3 2016	33	0	0	0	0	0	n/a	n/a	33
Q3 2015	23	0	0	0	0	0	n/a	n/a	23
Regina CMA									
Q3 2016	178	30	25	0	24	72	n/a	n/a	329
Q3 2015	156	26	16	0	35	84	n/a	n/a	317

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Regina CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	508	74	40	1	123	135	16	700	1,597
% Change	-27.5	-46.4	-64.6	-50.0	-37.6	-17.2	-50.0	-20.2	-28.2
2014	701	138	113	2	197	163	32	877	2,223
% Change	-43.7	43.8	**	n/a	-49.7	-73.6	14.3	19.2	-28.8
2013	1,246	96	7	0	392	617	28	736	3,122
% Change	-3.2	-52.9	-82.1	-100.0	136.1	-26.9	-84.7	99.5	0.9
2012	1,287	204	39	1	166	844	183	369	3,093
% Change	34.9	**	n/a	0.0	23.9	141.8	**	118.3	82.6
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398
% Change	16.6	-33.3	n/a	-23.1	9.4	n/a	-83.3	**	41.8
2006	723	6	0	26	223	0	6	2	986

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Central	51	42	26	0	50	14	117	225	244	281	-13.2
South: Lakeview / Albert Park	1	3	0	0	0	0	0	0	1	3	-66.7
South: Wascana-Univerity	0	1	0	0	0	0	0	0	0	1	-100.0
East	30	29	20	8	20	21	0	0	70	58	20.7
West	4	1	0	0	12	0	84	0	100	1	**
Northeast	0	1	0	0	0	9	0	4	0	14	-100.0
Northwest	23	22	6	0	0	0	79	2	108	24	**
Remainder of the CMA	45	30	0	0	0	0	0	0	45	30	50.0
Regina CMA	163	132	52	8	82	44	280	231	577	415	39.0

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	161	141	52	6	84	25	225	591	522	763	-31.6
South: Lakeview / Albert Park	5	8	0	0	0	0	0	2	5	10	-50.0
South: Wascana-Univerity	0	1	0	0	0	0	0	0	0	1	-100.0
East	90	65	52	38	40	60	0	101	182	264	-31.1
West	7	2	0	0	12	0	96	0	115	2	**
Northeast	7	9	0	2	0	9	0	8	7	28	-75.0
Northwest	78	45	22	6	0	0	79	2	179	53	**
Remainder of the CMA	103	79	0	8	16	4	0	0	119	91	30.8
Regina CMA	480	364	126	60	152	98	406	708	1,164	1,230	-5.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Central	50	14	0	0	4	75	113	150
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	20	21	0	0	0	0	0	0
West	12	0	0	0	0	0	84	0
Northeast	0	9	0	0	0	0	0	4
Northwest	0	0	0	0	0	0	79	2
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	82	44	0	0	4	75	276	156

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	84	25	0	0	66	108	159	483
South: Lakeview / Albert Park	0	0	0	0	0	0	0	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	40	60	0	0	0	35	0	66
West	12	0	0	0	0	0	96	0
Northeast	0	9	0	0	0	0	0	8
Northwest	0	0	0	0	0	0	79	2
Remainder of the CMA	16	4	0	0	0	0	0	0
Regina CMA	152	98	0	0	66	147	340	561

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Central	61	42	46	89	137	150	244	281
South: Lakeview / Albert Park	1	3	0	0	0	0	1	3
South: Wascana-Univerity	0	1	0	0	0	0	0	1
East	50	41	20	17	0	0	70	58
West	16	1	0	0	84	0	100	1
Northeast	0	1	0	9	0	4	0	14
Northwest	29	22	0	0	79	2	108	24
Remainder of the CMA	45	30	0	0	0	0	45	30
Regina CMA	211	144	66	115	300	156	577	415

Table 2.5: Starts by Submarket and by Intended Market January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	211	155	126	120	185	488	522	763
South: Lakeview / Albert Park	5	8	0	0	0	2	5	10
South: Wascana-Univerity	0	1	0	0	0	0	0	1
East	158	106	24	92	0	66	182	264
West	19	2	0	0	96	0	115	2
Northeast	6	8	0	9	1	11	7	28
Northwest	100	51	0	0	79	2	179	53
Remainder of the CMA	103	79	16	12	0	0	119	91
Regina CMA	631	428	166	233	367	569	1,164	1,230

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Central	58	62	14	12	31	22	87	26	190	122	55.7
South: Lakeview / Albert Park	4	2	0	0	0	0	0	0	4	2	100.0
South: Wascana-Univerity	1	0	0	0	0	0	0	0	1	0	n/a
East	31	21	6	16	21	21	0	165	58	223	-74.0
West	0	0	0	0	0	0	0	4	0	4	-100.0
Northeast	4	0	0	2	0	0	0	2	4	4	0.0
Northwest	32	24	6	10	0	8	0	0	38	42	-9.5
Remainder of the CMA	33	19	0	0	0	0	0	0	33	19	73.7
Regina CMA	168	144	26	40	52	51	91	197	337	432	-22.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	142	178	16	36	42	92	411	293	611	599	2.0
South: Lakeview / Albert Park	9	5	0	0	0	0	2	2	11	7	57.1
South: Wascana-Univerity	4	0	0	0	0	0	0	0	4	0	n/a
East	89	77	44	30	51	53	66	442	250	602	-58.5
West	1	1	2	0	0	9	0	12	3	22	-86.4
Northeast	7	1	0	8	9	28	32	18	48	55	-12.7
Northwest	83	84	6	26	0	36	79	64	168	210	-20.0
Remainder of the CMA	128	95	6	6	20	0	0	0	154	101	52.5
Regina CMA	477	481	74	106	122	218	598	833	1,271	1,638	-22.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Central	31	22	0	0	3	0	84	26
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	21	21	0	0	0	101	0	64
West	0	0	0	0	0	0	0	4
Northeast	0	0	0	0	0	0	0	2
Northwest	0	8	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	52	51	0	0	3	101	88	96

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	36	92	6	0	58	225	353	68
South: Lakeview / Albert Park	0	0	0	0	0	0	2	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	51	53	0	0	66	113	0	329
West	0	9	0	0	0	0	0	12
Northeast	9	28	0	0	0	0	32	18
Northwest	0	36	0	0	0	0	79	64
Remainder of the CMA	20	0	0	0	0	0	0	0
Regina CMA	116	218	6	0	124	338	474	495

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Central	74	73	27	10	89	39	190	122
South: Lakeview / Albert Park	3	1	0	0	1	1	4	2
South: Wascana-Univerity	1	0	0	0	0	0	1	0
East	54	47	4	112	0	64	58	223
West	0	0	0	0	0	4	0	4
Northeast	3	0	0	0	1	4	4	4
Northwest	38	34	0	8	0	0	38	42
Remainder of the CMA	33	19	0	0	0	0	33	19
Regina CMA	211	190	31	130	95	112	337	432

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	163	226	80	272	368	101	611	599
South: Lakeview / Albert Park	8	4	0	0	3	3	11	7
South: Wascana-Univerity	4	0	0	0	0	0	4	0
East	161	113	89	160	0	329	250	602
West	1	10	0	0	2	12	3	22
Northeast	6	1	9	28	33	26	48	55
Northwest	89	110	0	36	79	64	168	210
Remainder of the CMA	130	95	24	6	0	0	154	101
Regina CMA	576	599	202	502	493	537	1,271	1,638

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q3 2016	5	8.1	20	32.3	11	17.7	6	9.7	20	32.3	62	-	-
Q3 2015	7	12.1	9	15.5	5	8.6	15	25.9	22	37.9	58	-	-
Year-to-date 2016	16	9.6	49	29.3	35	21.0	28	16.8	39	23.4	167	422,500	420,462
Year-to-date 2015	15	7.7	43	22.2	30	15.5	41	21.1	65	33.5	194	470,000	512,695
South: Lakeview / Albert Park													
Q3 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Q3 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
South: Wascana-University													
Q3 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Q3 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
East													
Q3 2016	0	0.0	1	2.8	2	5.6	8	22.2	25	69.4	36	512,500	637,075
Q3 2015	0	0.0	0	0.0	6	18.2	3	9.1	24	72.7	33	-	615,646
Year-to-date 2016	2	2.0	2	2.0	10	9.9	18	17.8	69	68.3	101	512,500	616,375
Year-to-date 2015	0	0.0	1	1.1	12	13.6	10	11.4	65	73.9	88	-	636,069
West													
Q3 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Northeast													
Q3 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Q3 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Northwest													
Q3 2016	2	6.3	13	40.6	10	31.3	4	12.5	3	9.4	32	-	396,146
Q3 2015	1	4.3	4	17.4	7	30.4	2	8.7	9	39.1	23	-	497,099
Year-to-date 2016	3	3.5	34	40.0	29	34.1	10	11.8	9	10.6	85	410,000	416,700
Year-to-date 2015	2	2.1	29	30.2	29	30.2	16	16.7	20	20.8	96	420,000	474,999
Remainder of the CMA													
Q3 2016	7	25.0	2	7.1	2	7.1	3	10.7	14	50.0	28	-	742,391
Q3 2015	2	8.7	5	21.7	3	13.0	2	8.7	11	47.8	23	-	-
Year-to-date 2016	30	24.6	12	9.8	10	8.2	17	13.9	53	43.4	122	375,000	529,982
Year-to-date 2015	14	15.1	12	12.9	16	17.2	12	12.9	39	41.9	93	-	464,484
Regina CMA													
Q3 2016	15	8.9	36	21.4	26	15.5	22	13.1	69	41.1	168	465,000	510,178
Q3 2015	10	6.5	19	12.4	23	15.0	25	16.3	76	49.7	153	500,000	531,294
Year-to-date 2016	54	10.7	98	19.4	88	17.4	75	14.9	190	37.6	505	450,000	527,998
Year-to-date 2015	31	6.0	87	17.0	92	17.9	86	16.8	217	42.3	513	475,000	521,297

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2016						
Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
Central	-	-	n/a	420,462	512,695	-18.0
South: Lakeview / Albert Park	-	-	n/a	-	-	n/a
South: Wascana-Univerity	-	-	n/a	-	-	n/a
East	637,075	615,646	3.5	616,375	636,069	-3.1
West	-	-	n/a	-	-	n/a
Northeast	-	-	n/a	-	-	n/a
Northwest	396,146	497,099	-20.3	416,700	474,999	-12.3
Remainder of the CMA	742,391	-	n/a	529,982	464,484	14.1
Regina CMA	510,178	531,294	-4.0	527,998	521,297	1.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Regina

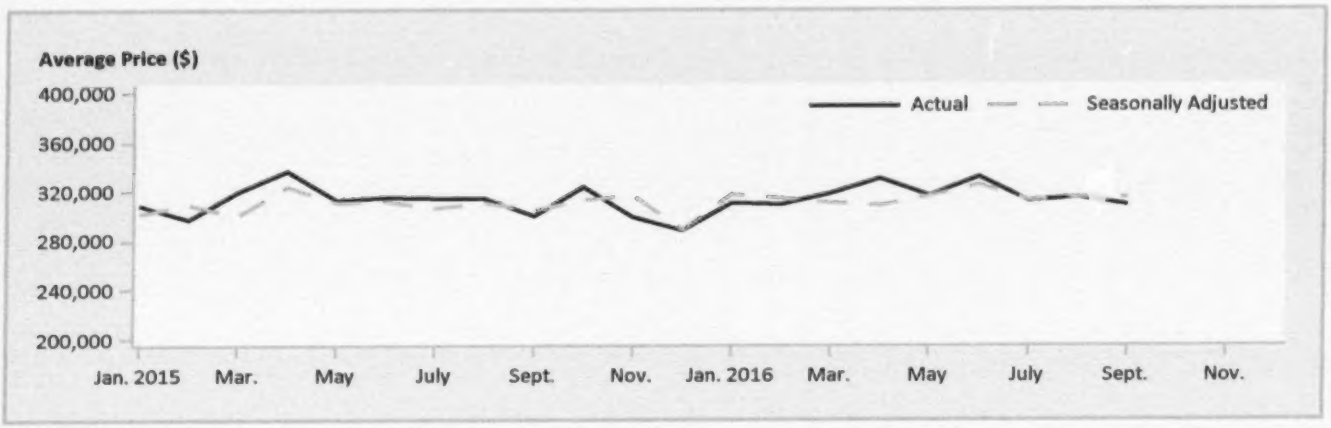


Figure 5.2: MLS® Residential Sales for Regina

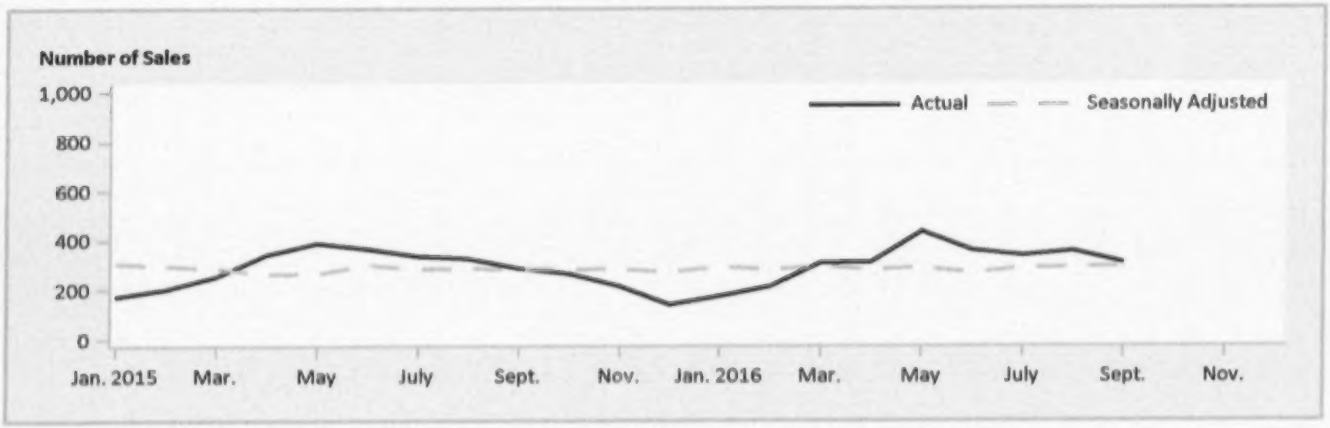
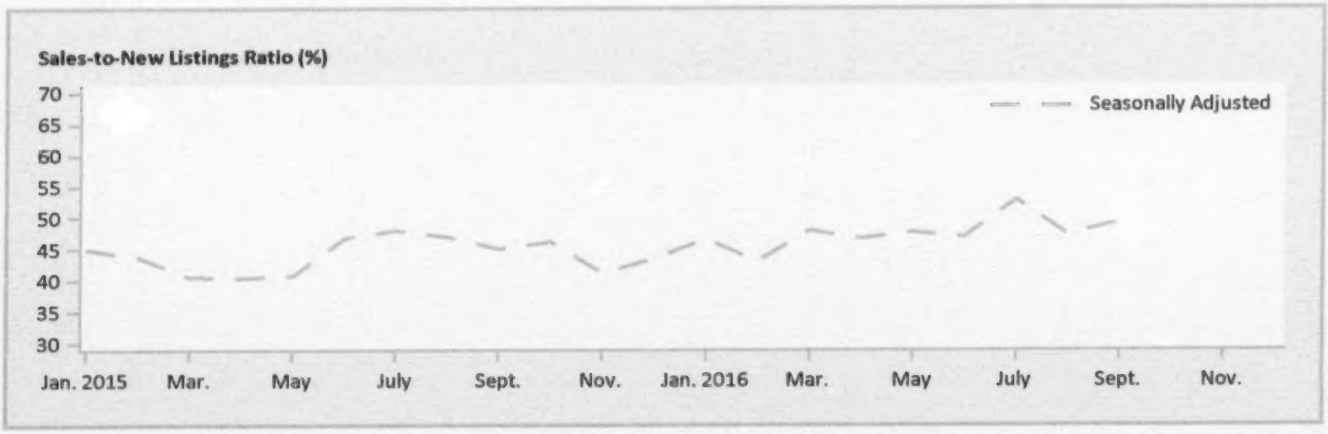


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Regina



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI, Total, Regina CMA 2007=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	159.6	128.9	137.7	4.1	73.2	1,015
	February	567	2.89	4.74	159.1	130.1	137.5	4.6	73.3	1,023
	March	567	2.89	4.74	158.9	131.4	138.0	4.8	73.6	1,038
	April	561	2.89	4.64	156.9	131.4	137.8	4.6	73.3	1,040
	May	561	2.89	4.64	157.2	131.9	137.9	4.4	73.1	1,045
	June	561	2.89	4.64	157.2	132.4	137.9	4.2	72.7	1,035
	July	561	2.89	4.64	157.2	132.2	137.9	4.2	72.7	1,023
	August	561	2.89	4.64	156.9	132.4	136.9	4.2	72.0	1,015
	September	561	2.89	4.64	157.2	131.7	136.8	4.4	71.9	1,015
	October	561	2.89	4.64	157.1	132.4	137.6	4.1	72.0	1,010
	November	561	3.14	4.64	157.0	132.4	138.7	4.0	72.4	1,009
	December	561	3.14	4.64	157.7	131.3	139.5	4.2	72.9	1,019
2016	January	561	3.14	4.64	158.0	131.5	140	4.3	73.1	1,040
	February	561	3.14	4.64	158.0	131.6	138.4	4.6	72.5	1,058
	March	561	3.14	4.64	158.0	132.9	138.0	5.0	72.4	1,057
	April	561	3.14	4.64	157.9	133.1	137.9	5.4	72.6	1,058
	May	561	3.14	4.64	157.2	133.5	139.6	5.4	73.5	1,052
	June	561	3.14	4.64	157.4	134.2	140.0	5.6	73.8	1,047
	July	567	3.14	4.74	157.6	133.5	140.2	5.5	73.6	1,048
	August	567	3.14	4.74	156.8	133.2	140.2	5.5	73.5	1,047
	September	561	3.14	4.64		133.1	139.5	5.2	72.8	1,068
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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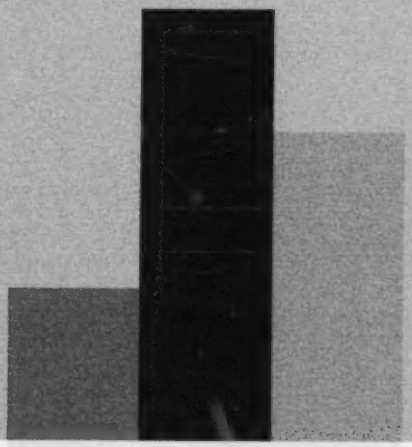

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